

Nani Koolau 46-232 Kahuhipa Street Unit F204, Kaneohe 96744 * Nani Koolau * \$350,000 *

Originally \$375,000

Sold Price: \$340,000	Sold Date: 03-14-2019	Sold Ratio: 97%
Beds: 2	MLS#: 201900762 , FS	Year Built: 1979
Bath: 1/1	Status: Sold	Remodeled:
Living Sq. Ft.: 900	List Date & DOM: 01-10-2019 & 18	Total Parking: 2
Land Sq. Ft.: 84,550	Condition: Fair	Assessed Value
Lanai Sq. Ft.: 0	Frontage: Other	Building: \$346,500
Sq. Ft. Other: 0	Tax/Year: \$93/2018	Land: \$51,500
Total Sq. Ft. 900	Neighborhood: Windward Estates	Total: \$398,000
Maint./Assoc. \$467 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: Two / No
Parking: Assigned, Guest, Open - 2	Frontage: Other	
Zoning : 12 - A-2 Medium Density Apartme	View: Garden, Mountain	

Public Remarks: Nani Ko'olau - spacious 2 bedroom, 1.5 bath, split level townhouse with 2 parking stalls, and full size washer & dryer in unit. Swimming pool, BBQ and recreation area, meeting room, on-site resident manager. Pet friendly second floor unit with cool trade wind breezes and mountain view. Ideally located, surrounded by the beautiful Ko'olau mountains in Kaneohe. Close to shopping centers, restaurants, schools, beaches, parks, bus stops, and more. Easy access to H-3, Likelike and Pali Hwy. An ideal opportunity for the first time home buyer or investor. Needs some work, could use some upgrading. Lots of potential to make it your own! **Sale Conditions:** None **Schools:** [Heeia](#), [King](#), [Castle](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
46-232 Kahuhipa Street F204	\$350,000	2 & 1/1	900 \$389	84,550 \$4	0	45%	2	18

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
46-232 Kahuhipa Street F204	\$93 \$467 \$0	\$51,500	\$346,500	\$398,000	88%	1979 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
46-232 Kahuhipa Street F204	\$340,000	03-14-2019	97%	91%	Conventional

[46-232 Kahuhipa Street F204](#) - MLS#: [201900762](#) - Original price was \$375,000 - Nani Ko'olau - spacious 2 bedroom, 1.5 bath, split level townhouse with 2 parking stalls, and full size washer & dryer in unit. Swimming pool, BBQ and recreation area, meeting room, on-site resident manager. Pet friendly second floor unit with cool trade wind breezes and mountain view. Ideally located, surrounded by the beautiful Ko'olau mountains in Kaneohe. Close to shopping centers, restaurants, schools, beaches, parks, bus stops, and more. Easy access to H-3, Likelike and Pali Hwy. An ideal opportunity for the first time home buyer or investor. Needs some work, could use some upgrading. Lots of potential to make it your own! **Region:** Kaneohe **Neighborhood:** Windward Estates **Condition:** Fair **Parking:** Assigned, Guest, Open - 2 **Total Parking:** 2 **View:** Garden, Mountain **Frontage:** Other **Pool:** **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** [Heeia](#), [King](#), [Castle](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number